

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 ALANDALE AVENUE BALWYN VIC 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$5,800,000

&

\$6,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,940,000

Property type

House

Suburb

Balwyn

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3 WATER STREET CAMBERWELL VIC 3124	\$5,500,000	22-Jun-24
62 STROUD STREET BALWYN VIC 3103	\$5,900,000	12-Sep-24
5 NORBERT STREET BALWYN VIC 3103	\$6,058,000	10-Oct-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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Jessica Chin

P 03 98991999

M 0423213443

E jessica.chin@raywhite.com



3 WATER STREET CAMBERWELL VIC 3124

 5  5  2

Sold Price

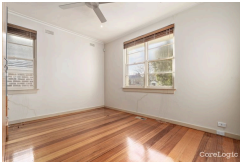
\$5,500,000

Sold Date

22-Jun-24

Distance

4.7km



62 STROUD STREET BALWYN VIC 3103

 5  5  2

Sold Price

^{RS} **\$5,900,000**

Sold Date

12-Sep-24

Distance

0.44km



5 NORBERT STREET BALWYN VIC 3103

 5  6  2

Sold Price

\$6,058,000

Sold Date

10-Oct-23

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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